



# COUNTY OF HUMBOLDT

## Legislation Details (With Text)

**File #:** 11351      **Version:** 1      **Name:**  
**Type:** Zoning Item      **Status:** Passed  
**File created:** 9/12/2017      **In control:** Planning Commission  
**On agenda:** 9/21/2017      **Final action:** 9/21/2017  
**Title:** Petersen Final Map Subdivision Extension  
Case Number FMS-07-001X  
Assessor Parcel Number (APN) 509-114-002-000  
1790 A Street, McKinleyville area

A two-year extension, in addition to four automatic extensions as allowed by Senate Bill 1185 and State Assembly Bills 333, 208 and 116, of a Major Subdivision of an approximately one acre parcel into six parcels of approximately 6,747 square feet each. The Final Map will be recorded in two phases. Phase 1 will consist of lots 1-3 and Phase 2 will consist of lots 4-6 which will be recorded separately. An exception to the solar shading requirements and right of way width is requested. Under the original approval the entire parcel was zoned Residential One Family with a 6,000 square foot minimum lot size and the General Plan land use designation was Residential Low Density (RL). Subsequently, as part of the implementation of the 2010 Housing Element Multi Family Rezoning Program, a portion of the parcel was changed to include General Plan land use designation Residential Medium Density (RM) and zoning designation Residential Multi-Family (R-3). The subdivision design can be supported with both land use and zoning designations. All parcels will be served with water and sewer by McKinleyville Community Services District. No change to the original project is proposed. If approved, the extension will extend the life of the tentative map to March 18, 2019.

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**Attachments:** 1. FMS 07-001X Staff Report

Date	Ver.	Action By	Action	Result
9/21/2017	1	Planning Commission	approved	Pass

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Move to make all of the required findings for approval of the Conditional Use Permit based on evidence in the staff report, and adopt the Resolution approving the Petersen Final Map Subdivision Extension project subject to the recommended conditions.